EROSION CONTROL & LANDSCAPE SENSITIVITY

General

1. During the construction of this site, care must be taken to preclude the transportation of earthen materials from the site onto street, the Town's drainage system, or the property of others.
2. Transport of soil by wind and water erosion is of concern. Dust shall be controlled by sprinkling water.
3. Any materials tracked onto Sudbury Road, or onto the existing paved driveway /parking area, shall be removed on the same day. The developer is responsible to clean up any sand, dirt or debris, that erodes onto private property or into any existing drainage system (including catch basin sumps, pipe lines, manholes, and ditches).

Demarcation of Limits of Work & Clearing

1. Prior to the initiation of any work the limits of work shall be flagged in the field.
2. The site shall be cleared; any wood products of the clearing process shall be used for their highest purpose.
3. Brush and limbs shall be chipped, and a portion shall be kept on site for erosion control.
4. Upon the completion of clearing, the erosion barriers shall be staked and set by the contractor & approved by the project engineer. A temporary construction entrance shall be installed. The entrance shall be sufficient to remove mud from tires and keep runoff from flowing to the driveway.
5. The erosion control barriers shall be inspected and maintained regularly.
6. Sufficient haybales shall be stacked on site and kept for emergencies. Proposed haybales shall be replaced when necessary.
7. If haybales are removed from proposed locations due to construction, the haybales shall be replaced by the end of the day or prior to any rain.
8. The construction entrance shall be maintained and expanded as required.

Grubbing and Stripping

1. Prior to initiating grubbing and stripping, erosion barriers shall be placed at the locations shown on the plan, at the limits of disturbance and as required by good practice. Retain all existing vegetation where feasible.
2. The barriers shall be maintained until all surfaces are stabilized. Any products of erosion entrapped by the barrier shall be promptly removed and the cause of the erosion abated.
3. Materials shall be pulled away from the limits of work and stockpiled away from drainage system inlet and the property lines. The loam shall be screened and stockpiled and then tarped until being re-graded.
4. Tracks leading directly down slope shall be avoided and shall be filled or blocked to preclude diversion of runoff.

Grading

1. The site shall be graded in stages to limit areas of disturbance and to decrease the concentration of runoff.
2. Those materials that will be required and are suitable for reuse as site construction materials shall be stockpiled on site at a location determined at the walk through with the project engineer, prior to construction.
3. The areas adjacent to the walls shall be constructed and graded if weather conditions assure their stabilization by vegetation.
4. During the grading process the outlet shall have a silt fence stretched across it with its top 6" from the crown of the pipe.

Completion of Site Work & Building

1. Dust shall be controlled by sprinkling with water.
2. The site shall be kept orderly and litter-free.
3. Care shall be taken so that runoff is not concentrated into rivulets.
4. Erosion barriers shall be placed to remove silt from water entering the drainage system.
5. Erosion barriers shall be inspected, maintained, & replaced as required.
6. The cause of erosion reaching barriers shall be abated.
7. The excavated material from the building area shall be incorporated in the lawn areas adjacent to the retaining walls.

Stabilization

1. Pavement shall only be placed when the drainage system is capable of receiving runoff from the paved surfaces.
2. Topsoil has a great potential for erosion and should only be placed when stabilization by vegetation is to follow directly afterward.
3. Planting shall be timed for rapid establishment.

BANK STABILIZATION NOTES:

1. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR. DO NOT LEAVE SLOPES EXPOSED FOR EXCESSIVE PERIODS.
2. TOPSOIL SHALL BE SPREAD ONLY IN ANTICIPATION OF SEEDING. TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
3. ALL SLOPE AREAS SHALL HAVE 6" OF TOPSOIL WITH AN ACIDITY RANGE BETWEEN pH 5.6 & 6.5. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS & THEN SEED.
4. ALL SLOPES SHALL BE SEEDED WITH A 1 TO 1 MIX OF "NEW ENGLAND EROSION CONTROL / RESTORATION MIX" (FOR DRY SITES) & THE "NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX". THE APPLICATION RATE IS 35 LBS / ACRE (1245 SQ. FT. / LB.). SEED MIXES PROVIDED BY NEW ENGLAND WETLAND PLANTS, INC. (PH. 413-256-1752). TWO (2) LBS. OF ANNUAL RYE GRASS PER 1000 SQ. FT. SHALL ALSO BE ADDED TO THE SEED MIXES. MIX ALL SEED TOGETHER THOROUGHLY SO IT IS UNIFORM WHEN APPLIED.
5. ALL SEEDED LAWN SLOPE AREAS SHALL USE A TACIFIER AND THEN BE WATERED (AS REQUIRED), TO MAINTAIN A MOIST AREA AND TO INSURE SEED GERMINATION & GROWTH.
6. THE APPLICATION OF THE SEED AND TACIFIER SHALL BE DONE IN A TWO (2) STEP PROCESS. STEP 1 - APPLY SEED DIRECTLY TO SLOPE AREAS FOR GOOD SOIL CONTACT. STEP 2 - APPLY A TACIFIER OVER THE SEED FOR SEED PROTECTION.
7. AFTER SEEDING APPLY A WEED FREE STRAW MULCH AT A 1" +/- DEPTH.

GENERAL NOTES:

1. Plans were prepared for named client and project. Reproduction in whole, in part or by adaptation for other purposes is expressly prohibited.
2. Drawings shall not be scaled. If clarification of intent is REQUIRED, contractor shall obtain prompt clarification prior to continuing work.
3. Contractor shall visit site prior to initiation of work and shall notify ACTON SURVEY & ENGINEERING, INC. and owner of any discrepancies with site conditions, or proposed construction, on date discovered.
4. Contractor shall be responsible for coordinating proposed construction with existing conditions.
5. Contractor shall notify Digsafe [1-888-344-7233] and verify all underground utilities prior to construction.
6. Contractor shall be responsible for obtaining all necessary permits & licenses.
7. All work shall conform to all local and state regulatory agencies and utility company requirements.
8. Upon entering the SITE, the contractor shall become responsible for all erosion control, dewatering & shall undertake all measures to protect wetlands, the drainage system and streets from siltation and dust.
9. Contractor shall be responsible for repairing any damage caused to roads, walks, utilities, site improvements [existing or proposed] both inside and outside the limit of work if damage due to work directly associated with this project.
10. Existing utilities shall be maintained in service as required by the use of site and adjacent properties. Relocate utility lines as required.
11. The drainage system shall be maintained and functional during construction & all catch basins, manholes and pipes shall be cleaned after the completion of the project.
12. The "Plan(s)" are based on a topographic survey showing all visually apparent features of the site on the date(s) that surface explorations and topography were completed.
13. No attempt was made, in preparing the plans, to ascertain the location of non-visually apparent subsurface utilities and structures, or conditions.
14. The limit of work shall be as designated and / or the edge of the proposed grading and / or the property lines, if not indicated.
15. Materials imported to the site shall be free of hazardous waste and noxious materials, stored as designated and shall not hamper the site activities.
16. Materials exported from the site shall become the property of the contractor and be disposed of in a legal manner.
17. All existing and new utility structures shall be adjusted to finished grades. Setting of rims temporarily at binder course may be required.
18. All water mains, water services and force mains shall have a five (5') foot minimum cover.
19. All pavements shall be cut to a vertical face outside limits of prior disturbance and prior to installing adjacent new pavements. All new pavements shall be installed in a manner that is uniform, with watertight joints resulting.
20. The project shall be complete when the site is found to be litter / debris free, erosion resistant, all erosion barriers are removed and pavements, catch basins, manholes and pipes are clean.
21. The contractor shall clearly mark the limits of work in the field prior to the the start of construction.
22. Hauling of earth to or from the site shall be done between the hours of 9:00am and 4:00pm on weekdays only.
23. See "SITE DETAILS" sheets for further information on materials to be used for site construction.
24. All outdoor lighting shall conform to the Acton Zoning Bylaws and Acton Subdivision Rules and Regulations.
25. All handicap spaces require signs posted in accordance with A.D.A. standards.
26. A structural engineer shall certify the work on the retaining walls upon their completed construction.
27. All construction shall be done in one (1) phase.

STORMWATER MANAGEMENT SYSTEM - OPERATION & MAINTENANCE

1. Any gross accumulations of materials on paved or landscaped surfaces shall be promptly removed by hand methods. The driveway easement to the building shall be kept free of debris so as not to reduce the flow of stormwater to the existing catch basin at the driveway terminus. See Note #4 & 5 for maintenance.
2. Landscape areas shall be kept free of litter and construction debris.
3. The parking lot and drive shall be vacuum swept at least once a year. If vacuuming occurs only once a year than it shall occur in early spring.
4. The catch basin contains a manufactured device [Stormceptor 1.800.909.7763] to enhance the removal of materials in the runoff & to protect the recharge system.
5. Materials retained in catch basins shall be removed when their depth exceeds 1 foot. The depth of materials may be determined by placing a rod into the basin and if the water depth is less than four feet [the depth of the sump is 5 ft.] the basin should be cleaned by vacuum. The catch basin sump shall be cleaned after construction and annually thereafter.
6. When the survey rod is inserted and removed from the catch basin the water line should be examined for the presence of hydrocarbons. If excessive amounts are present their source should be abated.
7. A monitoring well is located adjacent to the parking lot recharge system and it should be opened and found to be empty the day after rainfall events. If water is present the design engineer should be notified (1.978.263.3336).
8. The drainage easement on site shall be kept free of litter and debris and be maintained. Sand should not be found and its presence means a failure in the system and it shall be removed and remedial measures taken.
9. Runoff from building roof shall be directed towards the recharge chamber, from gutters and downspout leaders.
10. Stormwater runoff from the parking lot shall be directed to a Stormceptor catch basin and then directed to the recharge chamber under the parking lot area.
11. The shut off valve is located between the Stormceptor and recharge system to cease the flow of water from the Stormceptor in case of a catastrophic spill of hazardous materials. An operating valve wrench shall be kept on a hook just inside the nearest man door with a sign indicating its use.
12. The site shall be clean and free of debris, including the drainage system and driveway easement, upon completion.
13. The owner of the property is responsible for the Stormwater Management System, which includes inspection, operation and maintenance.

ZONING ANALYSIS:

ZONING DISTRICTS: POWDER MILL (PM)
OVERLAY DISTRICTS: AQUIFER PROTECTION AREA (ZONE 3)

DESCRIPTION		REQUIRED / ALLOWED	PROPOSED
ZONING DISTRICT :		PM	PM
LOT AREA (SF / ACRES) :		10,000 SF (MIN.)	224,594+/-SF 5.1+/-AC.
OPEN SPACE (% / SF) :		35 % (MIN.)	96.7 % 217,324+/-SF
WETLANDS AREA (% / SF) :		N / A	46.1 % 103,500+/-SF
FLOOD PLAIN (F.P.) AREA (% / SF) :		N / A	58.0 % 130,313+/-SF
(F.P.) & WETLANDS (W/O OVERLAP) :		N / A	66.3 % 148,872+/-SF
IMPERVIOUS AREA/PAVING/WALLS (%/SF):		N / A	2.3 % 5,230 SF
DEVELOPABLE SITE AREA (SF):		N / A	33.7 % 75,722+/-SF
FLOOR AREA RATIO		0.20 (MAX.)	0.1949
BUILDING FOOTPRINT AREAS (% / SF) :		N / A	< 1 % 2,040 SF
NET FLOOR AREA (SF) :		N / A	4,827 SF
BUILDING HEIGHT :		40'	36' +/-
BUILDING SETBACK :	FRONT	30'	740' +/-
	SIDE	20'	29' +/-
	REAR	20'	37' +/-
TOTAL PARKING SPACES :		10	10
HANDICAP PARKING SPACES :		1	1

NOTES: NUMBERS & PERCENTAGES SHOWN ABOVE, REFERENCE THE PLAN(S) TITLED: "TOWN ALTAS ACTON, MASSACHUSETTS, SEWERAGE STUDY COMMITTEE, 1966", PREPARED BY: R. CRUDALE AND S. BEMIS, CHELMSFORD, MASSACHUSETTS, 1965, SCALE: 1"=200', SHEET J-3. SHEETS AMENDED BY: "TOWN OF ACTON".

N / A: ABBREVIATION FOR "NOT APPLICABLE".

SITE NOTES:

1. IN CASE OF DAMAGE TO GAS PIPELINE CONTACT: TENNESSEE GAS PIPELINE CO.: 24 HOUR EMERGENCY PHONE # 1-800-231-2800 OR NON-EMERGENCY CONTACT LOCAL OFFICE: HOKINTON, MA PHONE # 1-800-244-6812.
2. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.
3. THE DEVELOPER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN UP ANY SAND, DIRT OR DEBRIS THAT IS TRACKED ONTO SUDBURY ROAD OR ERODES ONTO PRIVATE PROPERTY OR INTO ANY EXISTING DRAINAGE SYSTEM (INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, DITCHES, FLOOD ZONES OR THE DRAINAGE EASEMENT AT THE BASE OF THE REAR SLOPE.
4. THE DEVELOPER / GENERAL CONTRACTOR SHALL LOCATE THE TENNECO GAS LINE WITH A REPRESENTATIVE OF TENNECO GAS FOR BOTH VERTICAL AND HORIZONTAL LOCATION PRIOR TO COMMENCEMENT OF ANY WORK (PHONE # 1-508-435-6812).
5. THE DEVELOPER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BARRICADES OR OTHER PROVISIONS NECESSARY FOR SITE SAFETY AND FOR ALL MEASURES NECESSARY TO PREVENT DAMAGE.
6. EXISTING VEGETATION SHALL NOT BE DISTURBED UNLESS NECESSARY FOR BUILDING CONSTRUCTION AND / OR GRADING.
7. ALL CONDUITS & STRUCTURES SHALL BE CAPABLE OF WITHSTANDING H20 LOADING.
8. SEE SUBSURFACE SEWAGE DISPOSAL SYSTEM FOR PLAN AND DETAILS.
9. THE SITE IS LOCATED WITHIN GROUNDWATER PROTECTION DISTRICT ZONE 3.

DIG SAFE 1-888-344-7233

DIG SAFE NOTE:

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (ELECTRIC, GAS, WATER, ETC.). CALL DIG SAFE 1-888-344-7233.

COMMONWEALTH OF MASSACHUSETTS MARK DONOHOE CIVIL No. 27148 REGISTERED PROFESSIONAL ENGINEER

No.	DATE	DESCRIPTION
4	11/17/03	BRD. OF SELECTMEN, TOWN REVIEW
3	9/18/03	TOWN AGENCY REVIEW
2	6/9/99	SITE PLAN COMMITTEE COMMENTS
1	3/5/99	SITE PLAN COMMITTEE COMMENTS

REVISIONS

SITE / PROJECT NOTES

40 SUDBURY ROAD
(FORMERLY 65-71 POWDER MILL ROAD)
ACTON, MASSACHUSETTS 01720

PREPARED FOR:
OLD MILL DEVELOPMENT TRUST
6 PROCTOR STREET ACTON, MA 01720
NOT TO SCALE DATE: DECEMBER 4, 2003

Since 1967
ACTON SURVEY & ENGINEERING, INC.
97 GREAT ROAD • P.O. BOX 666 • ACTON, MA. 01720
PH. (978) 263-3666 FAX (978) 635-0218

SHEET 4 OF 8 6055 B26

I:\sdskpro\6055626\Dwg\SP-DS.dwg, Model, 12/03/03 01:30:01 PM, Copyright Acton Survey & Engineering, Inc.,65